GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVATION
LOK SABHA

UNSTARRED QUESTION NO:6287
ANSWERED ON:06.05.2003
ALLOTMENT OF FLATS UNDER NEW PATTERN SCHEME
SHEESH RAM SINGH RAVI

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:

(a) whether the DDA had launched a scheme called New Pattern Scheme, 1979 inviting applications for registration for allotment of flats at a given price but the DDA has failed to allot flats to a large number of registrants as yet even after lapse of 24 years;

(b) if so, the reasons for such an abnormal delay;

(c) whether the DDA has entered into other mode of allotment launched subsequent to NPA without first clearing the NPA;

(d) if so, the reasons therefor;

(e) whether the prices of flats under NPA kept on changing upward;

(f) if so, the details of prices of flats category-wise whose prices went up giving the dates of revision of those rates;

(g) whether the registrants were given priority numbers but the same were changed later on to computerised number;

(h) if so, whether there is any proposal to take action against the guilty persons in this regard; and

(i) if not, the reasons therefor?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI PON RADHAKR)

(a)&(b): The Delhi Development Authority (DDA) has informed that the New Pattern Registration Scheme (NPRS) was launched on all India basis in the year 1979 for allotment of MIG,LIG & Janta category flats and 1,71,272 persons were registered (MIG -47,521,LIG-67,502, Janta-56,249). However, due to overwhelming response and non-acquisition of sufficient land in time, and non-construction of sufficient number of houses, allotment could not be made to all the waitlisted registrants. Till date, DDA has made allotments to all the registrants under these categories except 11549 registrants (MIG-602, LIG-10947 and Janta-Nil).

(c): No, Sir.

(d): Question does not arise.

(e)&(f): Yes, Sir. The prices of flats depend mainly on the actual construction cost on completion as well as on land cost. The land cost is based on land rates prevalent at the time of issue of demand letter. The prices of flats are revised as per revision in the construction cost as well as land cost from time to time. In January 2002, DDA approved standard costing principle and worked out uniform costing based on plinth area rate for all categories. The plinth area rate is updated with departmental charges & interest during construction period.

(g): No, Sir.

(h) & (i): Question does not arise.